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1 of 3

THIS DOCUMENT WAS)
PREPARED BY:)

Kathryn Kovitz Arnold, Esq.)
Shefsky & Froelich Ltd.)
111 East Wacker Drive, Suite 2800)
Chicago, Illinois 60601)

AFTER RECORDING RETURN TO:)

Kelly G. Reynoldson, Esq.)
Kutak Rock)
1801 California Street, Suite 3100)
Denver, Colorado 80202-2626)



Doc#: 1226933041 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2012 10:34 AM Pg: 1 of 5

(This space reserved for recording date)

SPECIAL WARRANTY DEED

Blue Island and Wood LLC, an Illinois limited liability company ("Grantor"), whose mailing address is 4201 West 36th Street, Suite 320, Chicago, Illinois 60632, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by UNO Grounds LLC, an Illinois limited liability company ("Grantee"), whose mailing address is 57 Front Street, #603, Brooklyn, New York 11201, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof together with all appurtenances thereto and all improvements situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever. Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

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Box 400-CTCC

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EXECUTED this 1st day of August, 2012, and EFFECTIVE upon delivery to Grantee.

GRANTOR:

BLUE ISLAND AND WOOD LLC, an Illinois limited liability company

By: URBAN INVESTMENT RESEARCH CORPORATION, an Illinois corporation

Its: Manager


By: D/R
Its: Authorized Signatory

Mail tax bills to:

UNO Grounds LLC
57 Front Street, #603
Brooklyn, New York 11201

1217716_1

REAL ESTATE TRANSFER		09/21/2012
	COOK	\$1,957.50
	ILLINOIS:	\$3,915.00
	TOTAL:	\$5,872.50
17-30-209-008-0000 / 20120701606621 M47019		

REAL ESTATE TRANSFER		09/21/2012
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
17-30-209-008-0000 20120701606621 LNDLAW		

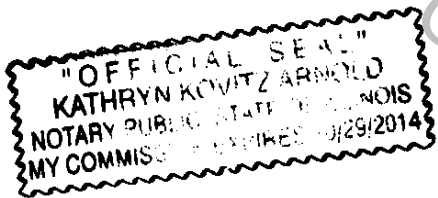
EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SEC. 200, 1-2 (B-6) or PARAGRAPH —, SEC. 200, 1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

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STATE OF Illinois)
)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY that Dore Peluso personally known to me to be the Authorized Signatory of the Manager of Blue Island and Wood LLC, an Illinois limited liability company, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she signed and delivered the foregoing instrument as his/her free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of August, 2012.



[Signature]
Notary Public
Commission Expires: _____

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EXHIBIT A

LEGAL DESCRIPTION

BLOCK 7 (EXCEPT THAT PART OF BLOCK 7 IN S.J. WALKER'S DOCK ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 7; THENCE NORTHEASTERLY ALONG NORTHERLY LINE OF SAID BLOCK 7, 217.20 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO NORTHERLY LINE OF SAID BLOCK 200 FEET TO SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTHWESTERLY ALONG SOUTHERLY LINE OF SAID BLOCK; 315.36 FEET TO SOUTHWESTERLY CORNER OF SAID BLOCK; THENCE NORTH ALONG WEST LINE OF SAID BLOCK 222.79 FEET TO THE PLACE OF BEGINNING) IN S.J. WALKER'S DOCK ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-30-209-008-0000

Address of Property: 2304 South Wood Street, Chicago, Illinois 60608

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EXHIBIT B

PERMITTED EXCEPTIONS

1. 2012 GENERAL REAL ESTATE TAXES AND SUBSEQUENT YEARS.
2. LEASE MADE BY BLUE ISLAND AND WOOD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO SUNBELT RENTALS, INC. A NORTH CAROLINA CORPORATION DATED JUNE 22, 2007, A MEMORANDUM OF WHICH WAS RECORDED JUNE 29, 2007 AS DOCUMENT NO. 0718018002, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING ON THE RENT COMMENCEMENT DATE AND ENDING FIFTEEN YEARS WITH TWO ADDITIONAL FIVE YEAR RENEWAL TERMS, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
3. LEASE MADE BY BLUE ISLAND AND WOOD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO SUNBELT RENTALS, INC., A NORTH CAROLINA CORPORATION DATED JUNE 22, 2007, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 5, 2008 AS DOCUMENT NO. 0821818010, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING ON THE RENT COMMENCEMENT DATE AS DEFINED IN THE LEASE AND ENDING 15 YEARS FROM THE RENT COMMENCEMENT DATE WITH TWO FIVE YEAR RENEWAL TERMS, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.